

110 TOWN OF LOS GATOS
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SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR MAY 4, 2005, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:35 P.M. by Chair Pacheco

ATTENDANCE

Members Present: Kendra Burch, Bob Cowan, D. Michael Kane, Tom O'Donnell and Len Pacheco
Members Absent: None
Staff Present: Sandy Baily, Associate Planner
Joel Paulson, Associate Planner

ITEM 1: 17005 ROBERTS ROAD

The Committee considered a request to demolish a 3-unit apartment building built prior to 1941. Burch moved to recommend approval of the demolition to Town Council on the basis that:

1. The structural report documented that the building was in poor condition.
2. The building is not associated with any events that have made a significant contribution to the Town.
3. No significant persons are associated with the site.
4. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
5. The building does not yield information important to the Town's history.

Cowan seconded, motion passed unanimously.

ITEM 2: 35 AND 37 N. SANTA CRUZ AVENUE

The Committee considered a request to repair and remodel the facade of a pre-1941 commercial building. Burch moved to recommend approval of the application to the Development Review Committee subject to the condition that a fascia board of the correct proportion is provided behind the dentils. Pacheco seconded, motion passed on a 4 to 1 vote. O'Donnell voted against the proposal on the basis that the proposed elevation was repeating an existing elevation and was a boring solution.

Cowan stated for the record that he had a conflict of interest with the next item since he works with the architect. Therefore, Cowan recused himself from the meeting.

ITEM 3: 16891 SPENCER AVENUE

The Committee considered a request to construct a second story addition to a pre-1941 single family residence. Pacheco moved to continue the matter with the following directions:

1. Lower the plate height.
2. Simplify the design.
3. Reduce the number of windows. The proposed windows should be in proportion to the existing house and windows.
4. Reevaluate the shed dormer. The proposed pitch is too shallow.
5. The roofline needs to be redesigned so that it is more craftsman in character.
6. Reevaluate the freestanding chimney. The proposed chimney looks awkward.

Burch seconded, motion passed unanimously.

Cowan returned to the meeting.

ITEM 4. **156 LOMA ALTA AVENUE**

The Committee considered a request to construct a second story addition to a pre-1941 single family residence. Pacheco moved to continue the matter with the following directions:

1. Redesign the front elevation so that there is a perceived separation between the original structure and the addition. To achieve this perception, it was recommended that the front facade be indented to create a shadow.
2. The proportions of the windows should be more compatible with the existing house and windows.
3. The wood framed chimney should be changed to a cylindrical metal flue or a brick veneer chimney.

Kane seconded, motion passed unanimously.

ITEM 5. **105 UNIVERSITY AVENUE**

The Committee considered revised plans to demolish a single family residence and to construct a new residence and to construct an accessory structure with reduced setbacks that exceeds the allowed lot coverage on a nonconforming lot. Burch moved to find that the revised plans are sympathetic to the streetscape and recommend approval of the application to the Development Review Committee. The basis for recommending approval of the demolition is as follows:

1. The structure was found to unsafe and in a deteriorated condition.
2. The building is not associated with any events that have made a significant contribution to the Town.
3. No significant persons are associated with the site.
4. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
5. The building does not yield information important to the Town's history.

Pacheco seconded motion passed unanimously. The Committee further stated that if the garage needs to be revised to a one car garage with an adjacent uncovered parking space, that would be acceptable. It was recommended that a trellis element be incorporated over the uncovered space to soften the garage element.

ITEM 6. **OTHER BUSINESS**

- a. 54 Chestnut - The Committee considered preliminary plans to attach a garage to an historic residence. The Committee was supportive of the proposal provided that glazing is provided in the link between the house and garage so it resembles a solarium.
- b. 202 Tait Avenue- Cowan stated for the record that he lives within 500 feet of the subject site and recused himself from the meeting. The Committee considered preliminary plans to construct a second story addition. The Committee expressed the following concerns with the proposal:
 - The addition and the architectural detailing needs to be sympathetic to the existing house.
 - The house design should be simplified.
 - Balconies are questionable.
 - Proportion and style of windows will be a concern.
 - Push the second story addition back.
 - Redesign the rooflines.Cowan returned to the meeting.
- c. 14329 Mulberry Drive- The Committee considered a preliminary request to demolish a pre-1941 single family residence. The Committee felt that they could support a demolition.
- d. Save the June 22 date - Baily informed the Committee that the City of Campbell is organizing a local workshop with the State Architect to discuss how to use the Secretary of Interior Standards.
- e. Pre-1941 Design Guidelines - Baily informed the Committee that Town Council approved the budget to commence the update of the guidelines and to use Cannon Design Group. Work is anticipated to commence in July.
- f. Rescheduling of June meeting - Since a quorum would not be available for the regular June meeting, the Committee agreed to have a special meeting on June 15th.

ITEM 7: **STATUS OF PREVIOUS APPLICATIONS**

Baily informed the Committee on the status of previous applications.

ITEM 8: **APPROVAL OF MINUTES**

The minutes from the meeting of April 6, 2005 were passed unanimously.

ITEM 9: **ADJOURNMENT**

The meeting was adjourned at 8:00 P.M. to a special meeting of June 15, 2005. The regularly scheduled meeting for June 1, 2005 will be cancelled due to a lack of a quorum.

Prepared by:

Approved by:

Sandy L. Baily, Associate Planner
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Len Pacheco, Chair